



62, Hazel Court Drage Street, Derby, DE1 3RW

£795 Per Calendar



Located on the second floor within a private gated development in this popular area, this is a spacious two double bedroom apartment with modern kitchen and bathroom.



The UPVC double glazed and gas centrally heated accommodation comprises spacious entrance hallway with large cloaks cupboard, spacious living room with a Juliet balcony, a fitted kitchen with an electric oven, gas hob and fridge freezer included, two generous double bedrooms and a bathroom with shower over bath.

Externally, the property has a residents car park with an allocated parking space and additional visitor spaces set behind remote controlled secure vehicular gates.

Chester Green is a popular residential location adjoining the city centre connected by a pleasant riverside walk. Locally there are typical amenities including a grocery store, popular public houses, café and numerous open green spaces.

ACCOMMODATION

COMMUNAL ENTRANCE HALLWAY

With stairs leading to all floors.

SECOND FLOOR

PRIVATE ENTRANCE HALLWAY

A spacious hallway area with a useful cloaks storage cupboard, radiator.

LIVING ROOM

14'10" x 12' (4.52m x 3.66m)

A generous reception room having a Juliet balcony and additional UPVC double glazed window, media connections, radiator.

KITCHEN

9'5" x 8'10" (2.87m x 2.69m)

Smartly appointed with a range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces and wall tiling, stainless steel sink and drainer, integrated electric oven, gas hob with an extractor fan over, tall fridge freezer, space for a washing machine, wall mounted concealed modern combination boiler providing domestic hot water and gas central heating, UPVC double glazed window and radiator.

BEDROOM ONE

11'5" x 9'6" (3.48m x 2.90m)

A generous double bedroom having a Juliet balcony, radiator.

BEDROOM TWO

11'5" x 8'7" (3.48m x 2.62m)

A second generous double bedroom having a UPVC double glazed window and radiator.

BATHROOM

6'9" x 5'10" (2.06m x 1.78m)

Appointed with a white three-piece suite comprising a panelled bath with a mains chrome shower over, wash hand basin and low-level WC, tiling to walls, UPVC double glazed window, extractor fan and radiator.

OUTSIDE

The property has a residents car park with an allocated parking space and additional visitor spaces set behind remote controlled secure vehicular gates.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

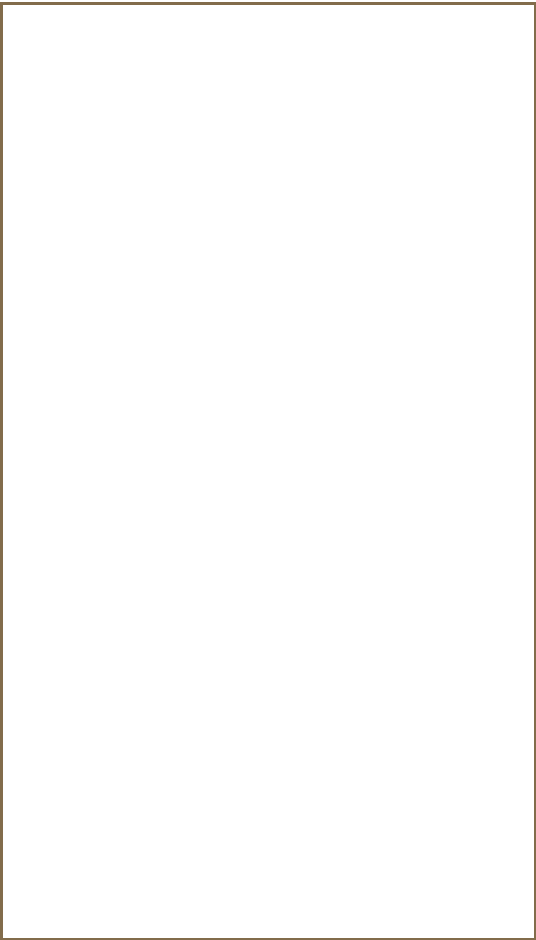
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

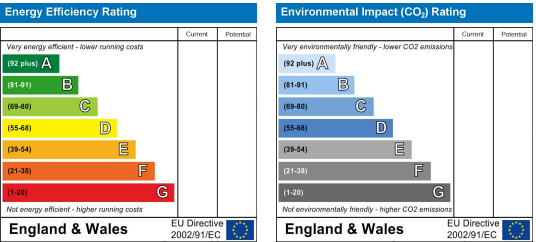
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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